

# **DRAFT EDGAR STREET GRID DESIGN FRAMEWORK SUPPLEMENTARY PLANNING DOCUMENT**

**Report By: Forward Planning Manager**

## **1. Wards Affected**

Hereford City

## **2. Purpose**

- 2.1 To inform members of the draft Edgar Street Grid Design Framework Supplementary Planning Document (SPD). This document is included within the Council's Local Development Scheme and needs to be produced in line with the regulations of the new Planning Act.

## **3. Financial Implications**

- 3.1 Costs such as printing and undertaking of consultation exercises will be met from the Planning Delivery Grant and the Edgar Street Grid company.

## **4. Background**

- 4.1 Edgar Street Grid comprises 43 hectares of land to the north of the city centre. The area includes a number of significant uses including the Livestock Market, Hereford United Football Club, the railway station and a number of buildings of architectural and historic importance such as the Blackfriars Friary. The area also accommodates a wide range of industrial, commercial and residential uses.
- 4.2 The Grid represents a unique opportunity to develop an under-utilised area of land, strengthening the role of Hereford as a sub regional shopping centre and ensuring the city plays a full role in the wider rural economy.
- 4.3 The Local Development Scheme identifies the requirement to produce design guidance for the Grid area. The SPD will therefore provide an urban design framework to guide the future development of the area.
- 4.4 The Edgar Street Grid SPD will expand and add further detail to the policies and accompanying text contained in the UDP. This is mainly provided within UDP Chapter 7 Town Centres and Retail, paragraphs 7.7 – 7.7.49 and policies:
- TCR 20 Eign Gate regeneration area
  - TCR 21 Canal basin and historic core
  - TCR 22 Hereford United Football Club/Merton Meadow
  - TCR 23 Civic quarter

- 4.5 As required by the Council's Statement of Community Involvement, an information gathering seminar was held in November 2006. The information gained from this event, which is documented in an accompanying consultation statement, has helped inform preparation of this draft SPD.

## **5. Aims of the SPD**

- 5.1 The role and purpose of the SPD is to:
- Establish an urban design framework for the Edgar Street Grid area in a positive and enabling manner providing a design concept early on in the process which will be used to inform development of a more detailed masterplan and will guide landowners, developers and the community on the form development proposals should take
  - Address and supplement with additional information the policies contained within the UDP
  - Provide greater certainty for the market on what is expected from future schemes
  - Ensure delivery of a comprehensive, coordinated and sustainable development for the Grid area.
- 5.2 Sustainability lies at the heart of the SPD ensuring delivery of schemes which balance social, environmental and economic considerations. A Sustainability Appraisal has been undertaken to inform preparation of the draft SPD.

## **6. SPD Design Challenges**

- 6.1 The draft SPD provides information on the historical and planning context of the Grid area as well as identifying key design challenges which will need to be addressed within new development opportunities. These challenges include the need to :
- ensure full integration between Grid developments and the existing city centre through successfully addressing the 'barrier' effect of Newmarket St./Blueschool St., as well as connecting to other key facilities eg the railway station and the Courtyard Theatre,
  - address significant issues of traffic congestion and air quality, particularly to the south of the Grid area where an Air Quality Management Area has been defined,
  - provide new development opportunities which can be integrated within the historical setting of listed buildings and other key features of the Grid area as well as archaeology issues,
  - address the fact that the Grid is subject to multiple ownerships which creates significant land assembly challenges,
  - address land which floods on the Grid including land to the north of Merton Meadows and around the Police playing fields.

## 7. General Design Framework

- 7.1 The SPD provides a general design framework for the whole Grid area which addresses issues including open space, linkages, vistas and views, key buildings, urban grain, public realm, landscaping proposals, diversity issues, new transport routes, public transport, and parking as well as sustainability issues. The SPD seeks to reflect the historic urban grain of the city centre whilst at the same time allowing opportunities for innovative design which makes a positive statement about Hereford for future generations to enjoy.

## 8. Detailed Design Guidance

- 8.1 The SPD then specifies more detailed design guidance for each of the four policy areas ie the Livestock Market, Civic Quarter, Canal Basin, Football Ground/Merton Meadow. For each of these quadrant areas a list of design opportunities and constraints are identified along with detailed design guidance which is led by key sustainability objectives.

## 9. SPD Process

- 9.1 The process by which an SPD is prepared is laid down by Government in the Town and Country Planning (Local Development)(England) Regulations 2004. The process for preparing an SPD is similar to that for a Development Plan Document (DPD), but simplified. There is no requirement to prepare preferred options and SPDs are not subject to independent examination. As with DPDs, their preparation is informed by community involvement and a sustainability appraisal.

The following provides a summary of some of the key regulations which govern the process of producing an SPD:

- Preparation of draft SPD: Select a combination of community involvement methods appropriate to the SPD being produced at this informal stage of evidence gathering and preparation.
  - Regulation 17/18: Consultation on draft SPD - Statutory 4-6 week consultation period on draft and sustainability appraisal report
  - Regulation 18/19: Adoption of SPD - The Council will adopt the SPD having considered all representations received
- 9.2 A consultation statement is also being prepared which will document how consultation was undertaken and managed during preparation of the SPD. More information on the above stages is provided in the Council's Statement of Community Involvement.

## 10 Consultation

- 10.1 The draft SPD is at Regulation 17/18 stage and once approved will be subject to a 6 week consultation period in May/June which will be advertised by public notice. During this period a stakeholder seminar is proposed as well as a public exhibition both of which will inform people of the SPD and encourage feedback. A questionnaire response form will be provided. All information

gathered will be used to refine the SPD before it goes forward for adoption which is anticipated in October 2007.

- 10.2 In addition internal officer consultations have been carried out with a verbal update on any comments received being reported to this committee.

## **RECOMMENDATION**

**THAT subject to minor amendments that may result from the internal consultation, the Cabinet Member (Environment) be recommended to approve the draft Edgar Street Grid Design Framework SPD for consultation purposes in line with the Town & Country Planning (Local Development)(England) Regulations 2004.**

### **Background papers**

Statement of Community Involvement  
Herefordshire Unitary Development Plan  
Edgar Street Grid Masterplan 2004